

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2021-339**

5 AN ORDINANCE ADOPTING A LARGE-SCALE AMENDMENT TO  
6 THE FUTURE LAND USE MAP SERIES OF THE 2030  
7 *COMPREHENSIVE PLAN* BY CHANGING THE FUTURE LAND  
8 USE DESIGNATION FROM PUBLIC BUILDINGS AND  
9 FACILITIES (PBF) TO LOW DENSITY RESIDENTIAL (LDR)  
10 ON APPROXIMATELY 14.24± ACRES IN COUNCIL DISTRICT  
11 14 AT 5555 RADIO LANE, BETWEEN ELLIS ROAD SOUTH  
12 AND LASOTA AVENUE, OWNED BY COVENANT MEDIA, LLC,  
13 AS MORE PARTICULARLY DESCRIBED HEREIN, PURSUANT  
14 TO APPLICATION NUMBER L-5477-20A; PROVIDING A  
15 DISCLAIMER THAT THE AMENDMENT GRANTED HEREIN  
16 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY  
17 OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE  
18 DATE.

19  
20 **WHEREAS**, pursuant to the provisions of Section 650.402(b),  
21 *Ordinance Code*, an application for a proposed Large-Scale Amendment  
22 to the Future Land Use Map series (FLUMs) of the *2030 Comprehensive*  
23 *Plan* to change the Future Land Use designation from Public Buildings  
24 and Facilities (PBF) to Low Density Residential (LDR), has been filed  
25 by L. Charles Mann, on behalf of Covenant Media, LLC, the owner of  
26 certain real property located in Council District 14, as more  
27 particularly described in Section 2; and

28 **WHEREAS**, the City, by the adoption of Ordinance 2020-653-E,  
29 approved this Large-Scale Amendment to the *2030 Comprehensive Plan*  
30 for transmittal to the Department of Economic Opportunity (DEO), as  
31 the State Land Planning Agency, and other required state agencies,

1 for review and comment; and

2 **WHEREAS**, by various letters and e-mails, the DEO and other state  
3 reviewing agencies transmitted their comments, if any, regarding this  
4 proposed amendment; and

5 **WHEREAS**, the Planning and Development Department reviewed the  
6 proposed revision and application, considered all comments received,  
7 prepared a written report, and rendered an advisory recommendation  
8 to the Council with respect to this proposed amendment; and

9 **WHEREAS**, the Planning Commission, acting as the Local Planning  
10 Agency (LPA), held a public hearing on this proposed amendment, with  
11 due public notice having been provided, and having reviewed and  
12 considered all comments during the public hearing, made its  
13 recommendation to the City Council; and

14 **WHEREAS**, pursuant to Section 650.408, *Ordinance Code*, the Land  
15 Use and Zoning (LUZ) Committee held a public hearing on this proposed  
16 amendment, and made its recommendation to the City Council; and

17 **WHEREAS**, pursuant to Section 163.3184(3), *Florida Statutes*, and  
18 Chapter 650, Part 4, *Ordinance Code*, the City Council held a public  
19 hearing with public notice having been provided on this proposed  
20 amendment to the *2030 Comprehensive Plan*; and

21 **WHEREAS**, the City Council further considered all oral and  
22 written comments received during public hearings, including the data  
23 and analysis portions of this proposed amendment to the *2030*  
24 *Comprehensive Plan*, the recommendations of the Planning and  
25 Development Department, the LPA, the LUZ Committee and the comments,  
26 if any, of the DEO and the other state reviewing agencies; and

27 **WHEREAS**, in the exercise of its authority, the City Council has  
28 determined it necessary and desirable to adopt this proposed amendment  
29 to the *2030 Comprehensive Plan* to preserve and enhance present  
30 advantages, encourage the most appropriate use of land, water, and  
31 resources consistent with the public interest, overcome present

1 deficiencies, and deal effectively with future problems which may  
2 result from the use and development of land within the City of  
3 Jacksonville; now, therefore

4 **BE IT ORDAINED** by the Council of the City of Jacksonville:

5 **Section 1. Purpose and Intent.** This Ordinance is adopted  
6 to carry out the purpose and intent of, and exercise the authority  
7 set out in, the Community Planning Act, Sections 163.3161 through  
8 163.3248, *Florida Statutes*, and Chapter 166, *Florida Statutes*, as  
9 amended.

10 **Section 2. Subject Property Location and Description.** The  
11 approximately 14.24± acres are in Council District 14 at 5555 Radio  
12 Lane, between Ellis Road South and Lasota Avenue, as more particularly  
13 described in **Exhibit 1**, dated May 3, 2021, and graphically depicted  
14 in **Exhibit 2**, both of which are **attached hereto** and incorporated  
15 herein by this reference (Subject Property).

16 **Section 3. Owner and Applicant Description.** The Subject  
17 Property is owned by Covenant Media, LLC. The applicant is L. Charles  
18 Mann, 165 Arlington Road, Jacksonville, Florida 32211; (904) 721-  
19 1546.

20 **Section 4. Adoption of Large-Scale Land Use Amendment.** The  
21 City Council hereby adopts a proposed Large-Scale revision to the  
22 Future Land Use Map series of the *2030 Comprehensive Plan* by changing  
23 the Future Land Use Map designation from Public Buildings and  
24 Facilities (PBF) to Low Density Residential (LDR), pursuant to  
25 Application Number L-5477-20A.

26 **Section 5. Applicability, Effect and Legal Status.** The  
27 applicability and effect of the *2030 Comprehensive Plan*, as herein  
28 amended, shall be as provided in the Community Planning Act, Section  
29 163.3161 through 163.3248, *Florida Statutes*, and this Ordinance. All  
30 development undertaken by, and all actions taken in regard to  
31 development orders by governmental agencies in regard to land which

1 is subject to the *2030 Comprehensive Plan*, as herein amended, shall  
2 be consistent therewith as of the effective date of this amendment  
3 to the plan.

4 **Section 6. Effective Date of this Plan Amendment.** Unless  
5 this plan amendment is timely challenged under the procedures set  
6 forth in Section 163.3184(3), *Florida Statutes*, this plan amendment  
7 shall be effective thirty-one days after DEO notifies the City of  
8 Jacksonville that the plan amendment or plan amendment package is  
9 complete. If this plan amendment is timely challenged under Section  
10 163.3184(3), *Florida Statutes*, this plan amendment shall become  
11 effective when the DEO or the Administration Commission enters a  
12 final order determining the adopted amendment to be in compliance.  
13 If this plan amendment is found not to be in compliance under the  
14 standards and procedures set forth in Chapter 163, Part II, *Florida*  
15 *Statutes*, then this plan amendment shall become effective only by  
16 further action by the City Council. No development orders,  
17 development permits, or land uses dependent on this amendment may be  
18 issued or commence before it has become effective.

19 **Section 7. Disclaimer.** The amendment granted herein shall  
20 **not** be construed as an exemption from any other applicable local,  
21 state, or federal laws, regulations, requirements, permits or  
22 approvals. All other applicable local, state or federal permits or  
23 approvals shall be obtained before commencement of the development  
24 or use and issuance of this amendment is based upon acknowledgement,  
25 representation and confirmation made by the applicant(s), owner(s),  
26 developer(s) and/or any authorized agent(s) or designee(s) that the  
27 subject business, development and/or use will be operated in strict  
28 compliance with all laws. Issuance of this amendment does **not** approve,  
29 promote or condone any practice or act that is prohibited or  
30 restricted by any federal, state or local laws.

31 **Section 8. Effective Date.** This Ordinance shall become

1 effective upon signature by the Mayor or upon becoming effective  
2 without the Mayor's signature.

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4 Form Approved:

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6       /s/ Shannon K. Eller      

7 Office of General Counsel

8 Legislation Prepared By: Edward Lukacovic

9 GC-#1435304-v1-2021-339\_Original\_Bill